

BOARD OF APPEAL REFERRALS

February 17, 1983

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666 Summer Street, South Boston

MEMORANDUM

February 17, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 3/1/83

Z-6014-6019

Lynn Park Realty Trust - Louis Cantor
2-3-4-6-7-8 Gladeside Terrace, Mattapan
at Gladeside Avenue

Six two-story structures

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

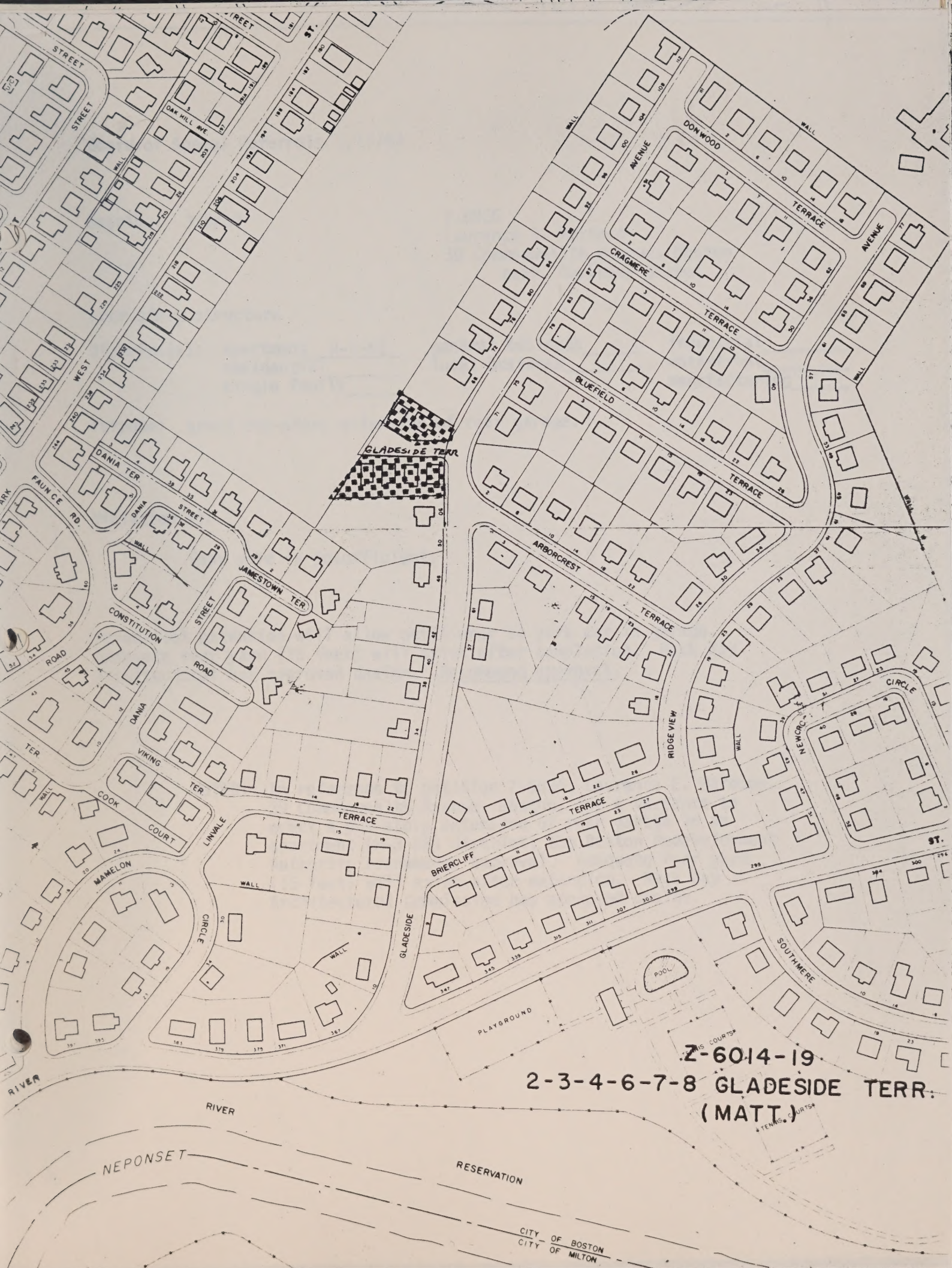
Purpose: enclose second-floor rear porches - all structures.

Violation(s):
Section

Rear yard is insufficient.

Conditions existing. Porches enclosed for laundry rooms. Recommend approval.

VOTED: In reference to petitions Z-6014-6019, Lynn Park Realty Trust, 2-3-4-6-7-8 Gladeside Terrace, Mattapan, for six variances to enclose six rear porches in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Conditions existing. Porches enclosed for laundry rooms.



2-6014-19
2-3-4-6-7-8 GLADESIDE TERR.
(MATT)



39 COMMONWEALTH AVE.
(B.P.)

Z-6026

ARLINGTON

STREET

BERKELEY

CLARENDON

BEACON

AVENUE

WATKINSON

DARTMOUTH

COMMONWEALTH

STREET

FIRST BAPTIST CHURCH

THE CHURCH OF THE COVENANT

EMMANUEL CHURCH

FIRST UNITARIAN CHURCH IN BOSTON

FIRST LUTHERAN CHURCH

ARLINGTON STREET BAPTIST CHURCH



39 COMMONWEALTH AVE
(B.P.)

Z-6026

ARLINGTON

STREET

BERKELEY

CLARENDON

BEACON

WARRINGTON

DARTMOUTH

COMMONWEALTH

ST. JAMES AVENUE

FIRST LUTHERAN CHURCH

CHURCH OF THE HOLY SPIRIT

EMMANUEL CHURCH

ARLINGTON STREET CHURCH

FIRST UNITARIAN CHURCH
IN THE
CITY OF BOSTON

ST. JAMES AVENUE

ST. JAMES AVENUE

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ST. JAMES AVENUE

Board of Appeal Referrals 2/17/83

Hearing: 3/8/83

Z-6028

Nicholas Dello Russo and Ronald Caruso
4 North Hudson Street, Boston
near Snowhill Street

Four-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-2 waterfront _____
single family _____ manufacturing _____

Purpose: enclose roof deck of four-unit apartment structure.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Roof addition will be highly visible from Commercial, Hull, and North Hudson Streets and will compromise the architectural uniformity of this structure and adjacent structures. Recommend denial.

VOTED: In reference to petition Z-6028, Nicholas Dello Russo and Ronald Caruso, 4 North Hudson Street, Boston, for two variances to enclose existing roof deck of four-unit apartment structure in a local business (L-2) district, the Boston Redevelopment Authority recommends denial. Roof addition will be highly visible from Commercial, Hull, and North Hudson Streets and will compromise the architectural uniformity of this structure and adjacent structures.

RIVER

Z-6028

4 NORTH HUDSON ST.
(B.P.)

C H A R L E S



Board of Appeal Referrals 2/17/83

Hearing: 3/8/83

Z-6031

Thomas H. Kane

1421-1425 Centre Street, Roslindale
near Weld Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: Legalize signs.

Violation(s):

Sign area is excessive.

Projecting sign above roof line greater than 24 square feet
in area.

Signs indicating dry cleaning business have existed for many years without
complaint. No adverse impact. Recommend approval.

VOTED: In reference to petition Z-6031, Thomas H. Kane
1421-1425 Centre Street, Roslindale, for a condi-
tional use to legalize existing signs in a local
business (L-.5) district, the Boston Redevelopment
Authority recommends approval. Signs have existed
for many years without complaint. No adverse
impact.



1421-1425 CENTRE ST
(R.O.S.)
Z-6031

Board of Appeal Referrals 2/17/83

Hearing: 3/1/83

Z-6034

Frank and Mary T. DeGiacomo
614-618 East Broadway, South Boston
near I Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three apartments and dentist office to
four apartments and dentist office.

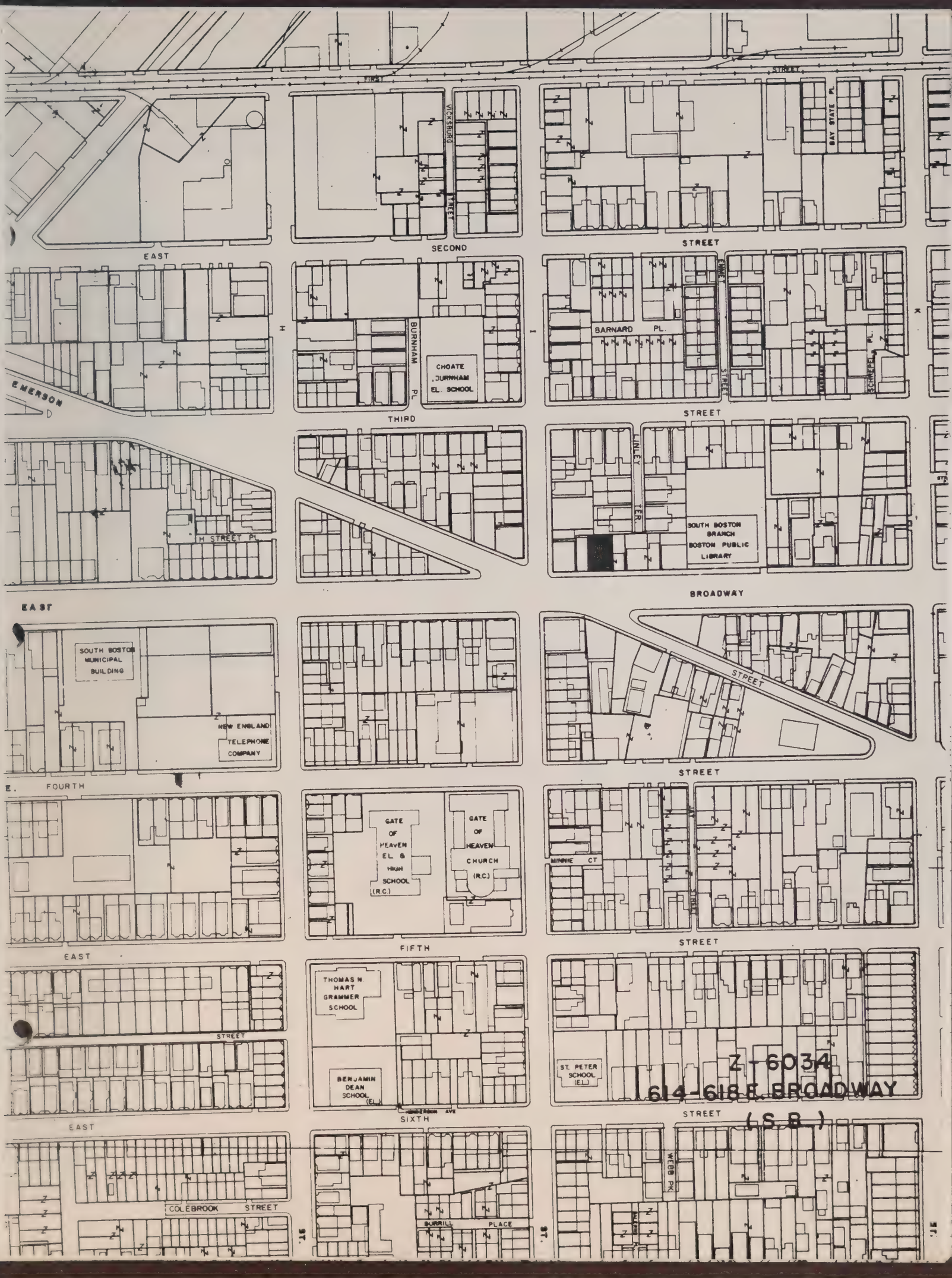
Violation(s):

Dwelling converted for more families which does not meet lot area
and open space requirements is forbidden use.

Lot area and open space are insufficient.

Proposal, which creates additional unit in duplex dwelling, is compatible
with mixed residential-commercial neighborhood. Recommend approval.

VOTED: In reference to petition Z-6034, Frank and Mary
DeGiacomo, 614-618 East Broadway, South Boston,
for a forbidden use and two variances for change
of occupancy from three apartments and dentist
office to four apartments and dentist office in
a local business (L-1) district, the Boston
Redevelopment Authority recommends approval.
Proposal, which creates additional unit in
duplex dwelling, is compatible with mixed
residential-commercial neighborhood.



EAST

EAST

EAST

EAST

EAST

EAST

SECOND

THIRD

FORTH

FIFTH

SIXTH

ST.

STREET

STREET

STREET

STREET

STREET

ST.

6034
614-618 E. BROADWAY
(S.B.)

Board of Appeal Referrals 2/17/83

Hearing: 3/1/83

Z-6044
Mary Pender
15 Barclay Road, West Roxbury
near LaGrange Street

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect one-story addition to one-family dwelling.

Violation(s):

Rear yard is insufficient.

Small (6' x 8') bathroom addition to rear of dwelling will not have an adverse impact. Abutters have no objection. Recommend approval.

VOTED: In reference to petition Z-6044, Mary Pender, 15 Barclay Road, West Roxbury, for a variance to erect a one-story addition to a one-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Small (6' x 8') bathroom addition to rear of dwelling will not have an adverse impact.



Z-6044
IS BARCLAY RD.
(W.R.)

Board of Appeal Referrals 2/17/83

Hearing: 2/15/83

Z-6047
Frederick Goodman
54 Temple Street, Boston
near Derne Street

Three-story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from lodging house and store to five apartments;
erect four-story addition.

Violation(s):

Floor area ratio is excessive.

Open space, rear yard, and setback of parapet are insufficient.

Addition is excessive. Petitioner should resolve differences with Beacon Hill Civic Association. Recommend denial without prejudice.

VOTED: In reference to petition Z-6047, Frederick Goodman, 54 Temple Street, Boston, for four variances for change of occupancy from lodging house and store to five apartments and erect addition in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial without prejudice. Addition is excessive. Petitioner should resolve differences with Beacon Hill Civic Association.



Board of Appeal Referrals 2/17/83

Hearing: 3/8/83

Z-6048
Angelina M. Carrato
31 Ballard Street, Jamaica Plain
near Bardwell Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

Dwelling converted for more families which does not meet lot area requirements is forbidden use.

Lot area is insufficient.

Occupancy existing and consistent with residential neighborhood.
Recommend approval.

VOTED: In reference to petition Z-6048, Angelina M. Carrato, 31 Ballard Street, Jamaica Plain, for a forbidden use and a variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Occupancy existing and consistent with residential neighborhood.



Z-6048
31 BALLARD ST.
(J.P.)

ARMED
ARBORETUM
ADMIN. BLDG.

Board of Appeal Referrals 2/17/83

Hearing: 3/8/83

Z-6052
Anthony Sakalis
405 Belgrade Avenue, West Roxbury
near West Roxbury Parkway

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

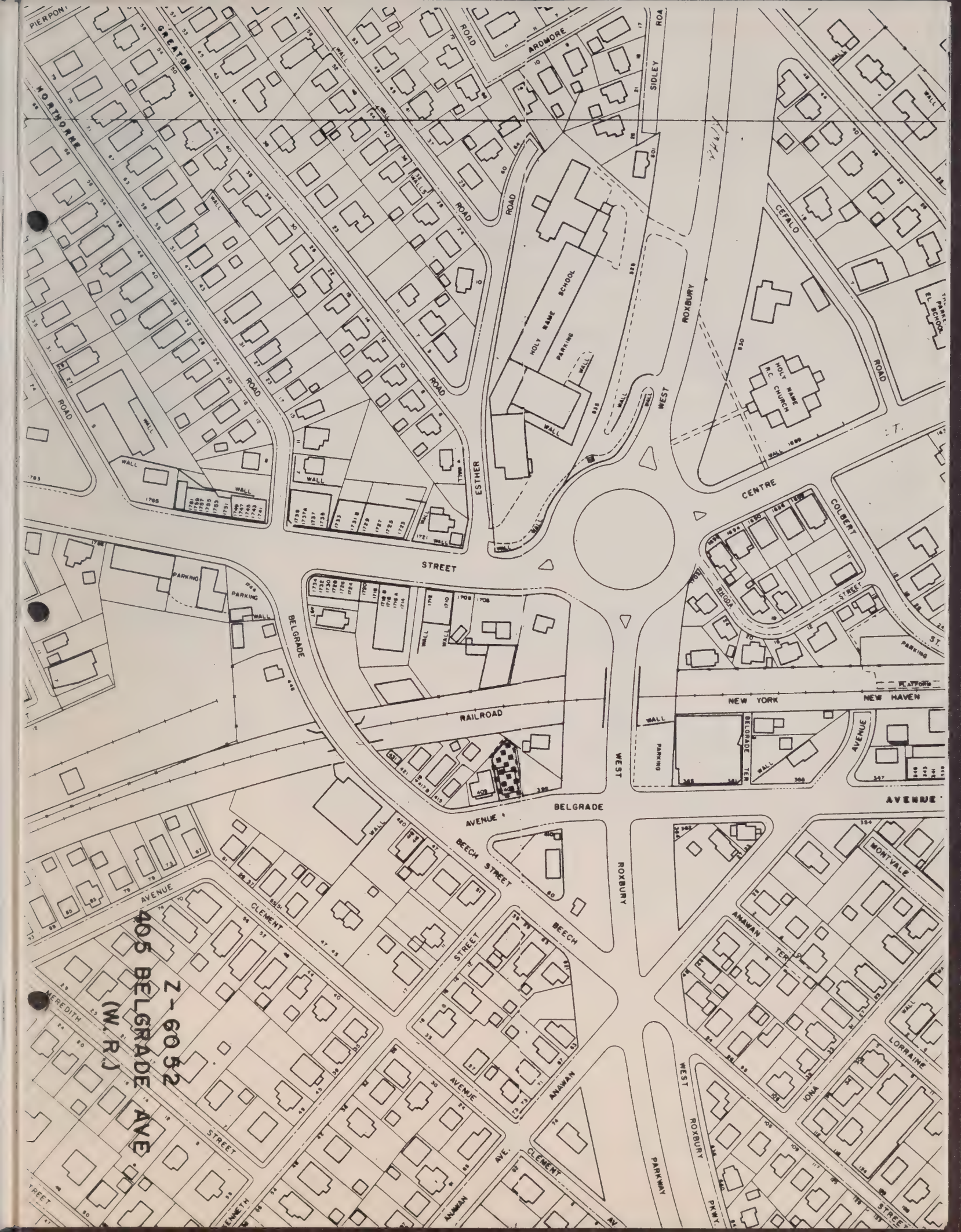
Purpose: legalize sign.

Violation(s):

Signs not allowed above top of sills of first-level of windows above first story.

Existing sign, indicating a travel agency, is located on roof of front porch. Abutters have expressed objections. Petitioner should resolve these objections and submit plans for design review. Recommend denial without prejudice.

VOTED: In reference to petition Z-6052, Anthony Sakalis, 405 Belgrade Avenue, West Roxbury, for a conditional use to legalize sign in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner should resolve abutters' objections to travel agency sign and submit plans to Authority for design review.



Board of Appeal Referrals 2/17/83

Hearing: 3/8/83

Z-6053

James and Marie Maher
12 Child Street, Hyde Park
near Chestnut Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: erect one-story addition to a one-family dwelling.

Violation(s):

Rear yard is insufficient.

Rear one-story addition will be used for bedrooms. Yard violation (7 feet) is minimal. No neighborhood opposition. Recommend approval.

VOTED: In reference to petition Z-6053, James and Marie Maher, 12 Child Street, Hyde Park, for a variance to erect a one-story addition to a one-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Yard violation is minimal. No neighborhood opposition.

Z-6053
12 CHILD ST.
(H.P.)



Board of Appeal Referrals 2/17/83

Hearing: 3/1/83

Z-6055

Julia Shepley

15 Enfield Street, Jamaica Plain
near Spring Park Avenue

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two- to three-family dwelling

Violation(s):

Three-family dwelling is forbidden use.

Dwelling converted for more families which does not meet lot area and open space requirements is forbidden use.

Lot area, lot frontage, height of building, and open space are insufficient.

Floor area ratio is excessive.

Proposal is consistent with multifamily properties in neighborhood.
Abutters support proposal. Recommend approval.

VOTED: In reference to petition Z-6055, Julia Shepley, 15 Enfield Street, Jamaica Plain, for two forbidden uses and five variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposal is consistent with multifamily properties in neighborhood. Abutters support it.



Z-6055
15 ENFIELD ST.
(J.P.)

Board of Appeal Referrals 2/17/83

Hearing: 3/1/83

Z-6058

John Caruso

64 Charlemont Street, Dorchester
at Delmont Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: enclose rear porch of one-family dwelling.

Violation(s):

Rear yard is insufficient.

Condition is existing. No adverse impact. Recommend approval.

VOTED: In reference to petition Z-6058, John M. Caruso,
64 Charlemont Street, Dorchester, for a variance
to enclose rear porch of one-family dwelling in
a residential (R-.5) district, the Boston
Redevelopment Authority recommends approval.
Condition is existing. No adverse impact.



Z-6058
64 CHARLEMONT ST.
(DOR.)

Board of Appeal Referrals 2/17/83

Hearing: 3/1/83

Z-6059
65 Anderson Associates, Inc.
65 Anderson Street, Boston
at Pinckney Street

3½-story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from school to twelve apartments.

Violation(s):

Floor area ratio is excessive.

Open space is insufficient.

Off-street parking design (maneuvering areas and vehicular access to street) inappropriate.

Former Sharp primary school building existing since 1823 will be converted to residential use compatible with Beacon Hill neighborhood. Proposal consists of one single-bedroom unit and eleven two-bedroom units; six off-street parking spaces will be provided. No exterior changes. Beacon Hill Civic Association has expressed approval. Recommend approval with proviso.

VOTED: In reference to petition Z-6059, 65 Anderson Associates, Inc., 65 Anderson Street, Boston, for three variances for change of occupancy from school to twelve apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval provided parking plans are submitted to the Authority for design review. Beacon Hill Civic Association has expressed approval.

Board of Appeal Referrals 2/17/83

Hearing: 3/8/83

Z-6064-6065
Arlene M. Murphy
224 West Seventh and 219 Tudor Streets,
South Boston

Three-story and one-story structures

District(s): apartment H-1-50 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: subdivide; legalize occupancy - three apartments.

Violation(s):

Three-car garage is forbidden use.

Lot area, open space, and rear yard are insufficient.

Floor area ratio is excessive.

Proposal to subdivide three-family dwelling (1971 sq. ft.) and three-car garage (878 sq. ft.) into two parcels is inappropriate. Neighborhood is densely populated. Reduced yard, open space, and lot deficiencies would have a negative impact. Recommend denial.

VOTED: In reference to petitions Z-6064-6065, Arlene M. Murphy, 224 West Seventh Street and 219 Tudor Street, South Boston, for a forbidden use and six variances to subdivide and legalize occupancy for three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Proposed subdivision is inappropriate. Neighborhood is densely populated. Yard, open space, and lot deficiencies would have a negative impact.



Z 6064-65

224 W SEVENTH ST.
219 TUDOR ST.
(S.B.)

Board of Appeal Referrals 2/17/83

Hearing: 3/1/83

Z-6067-6068
Carmen LaDouceur Squires
10-12 Huntoon Street, Dorchester
near Medway Street

2½-story duplex structure

District(s):	apartment _____	general business _____	industrial _____
	residential R-.5 _____	local business _____	waterfront _____
	single family _____		manufacturing _____

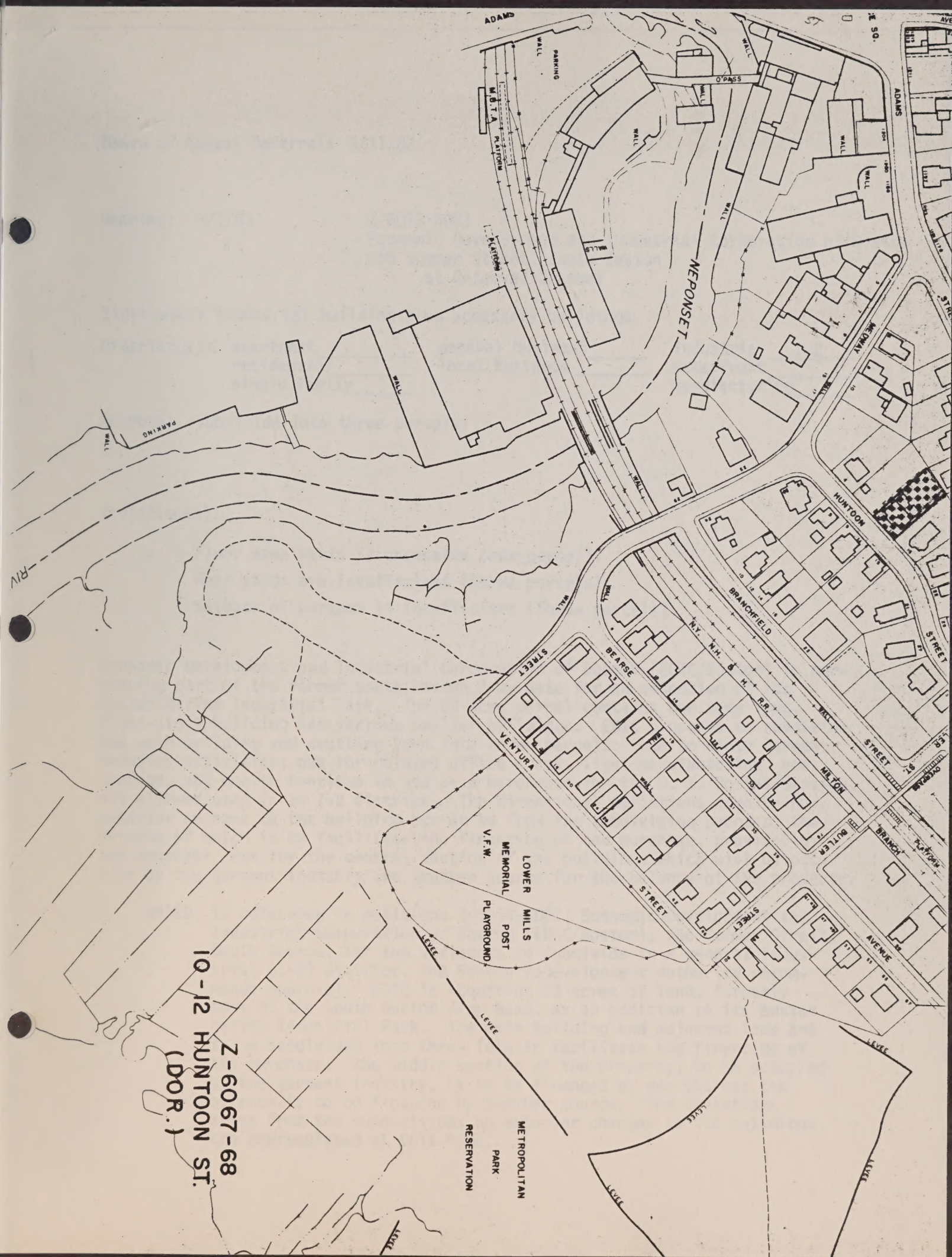
Purpose: subdivide duplex.

Violation(s):

Lot area, lot width, lot frontage, and side yard are insufficient.

Subdivision will create two two-family dwellings and allow petitioner to sell one structure. Violation would not have adverse impact. Recommend approval.

VOTED: In reference to petitions Z-6067-6068, Carmen LaDouceur Squires, 10-12 Huntoon Street, Dorchester, for eight variances to subdivide in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Subdivision will create two two-family dwellings and allow petitioner to sell one structure. Violations will not have an adverse impact.



Z-6067-68
10-12 HUNTOON ST.
(DOR.)

Board of Appeal Referrals 2/17/83

Hearing: 3/1/83

Z-6079-6081

Economic Development and Industrial Corporation of Boston
666 Summer Street, South Boston
at Reserved Channel

Eight-story industrial building plus accessory buildings

District(s): apartment _____ general business _____ industrial I-2 _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: subdivide into three parcels.

Violation(s):

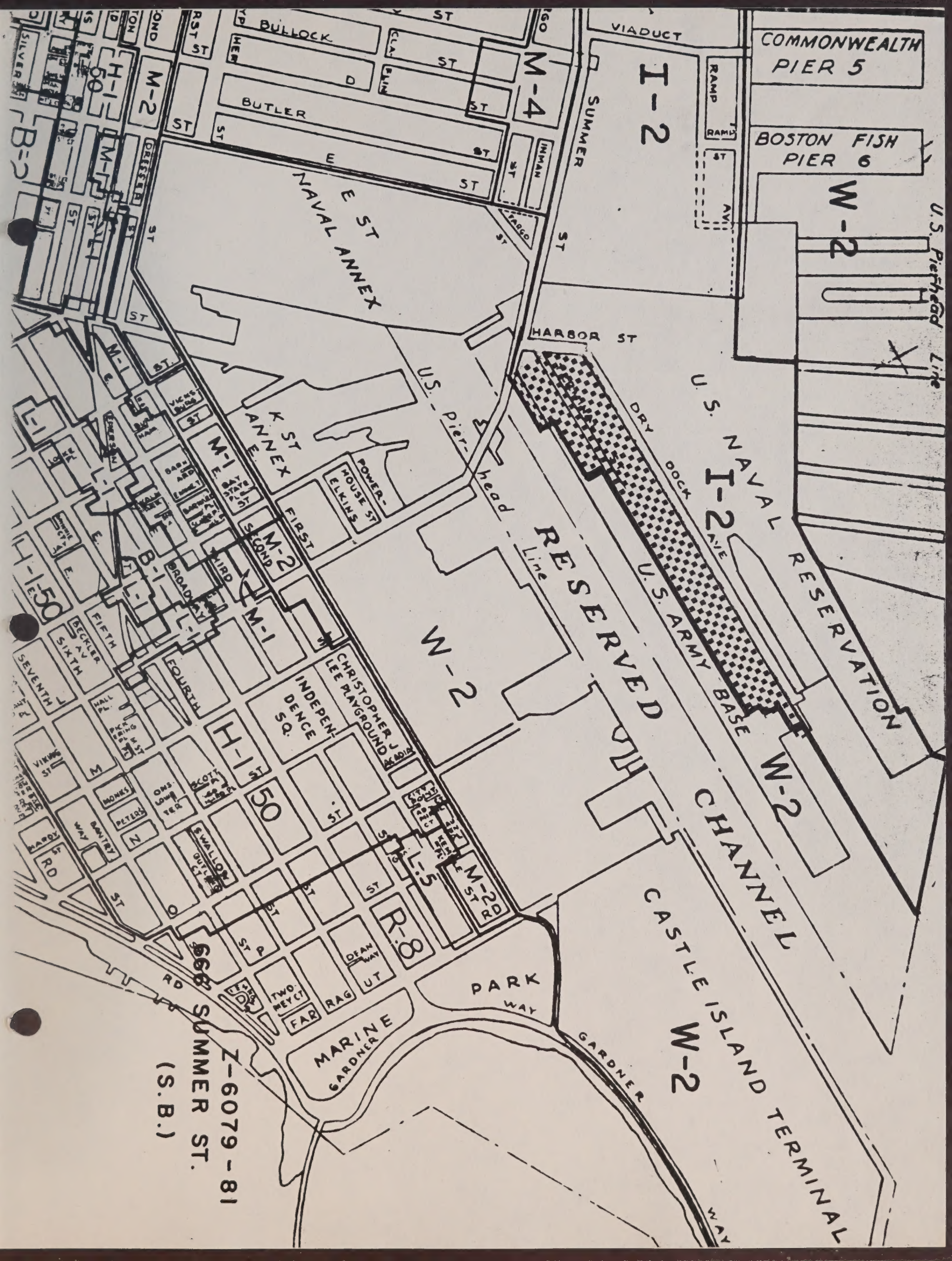
Floor area ratio is excessive (one parcel).

Rear yards are insufficient (three parcels).

Setback of parapet is insufficient (three parcels).

Economic Development and Industrial Corporation of Boston (EDIC/Boston) is purchasing part of the former South Boston Army Base for an extension of its Boston Marine Industrial Park. The 23-acre parcel contains one very long, eight-story building and various smaller buildings. EDIC proposes to subdivide the main building and abutting land into three parcels: one to house garment industry activities; one for related office space, light manufacturing, and storage; and one to continue in use as a warehouse for the U. S. Postal Service; all allowed uses in an I-2 district. The dimensional deviations involve no exterior changes to the building but arise from the subdivision process, the purpose of which is to facilitate the financing of the purchase, provided by two sources: one for the central portion of the building, which will be occupied by the garment industry, and another source for the balance of the property.

VOTED: In reference to petitions Z-6079-6081, Economic Development and Industrial Corporation of Boston (EDIC/Boston), 666 Summer Street, South Boston, for ten variances to subdivide in a general industrial (I-2) district, the Boston Redevelopment Authority recommends approval. EDIC is acquiring 23 acres of land, formerly part of the South Boston Army Base, as an addition to its Boston Marine Industrial Park. The main building and adjacent land are to be subdivided into three lots to facilitate the financing of the purchase: the middle section of the property, to be occupied by the garment industry, is to be financed by one source; the balance is to be financed by another source. The deviations arise from the subdivision; no exterior changes to the buildings are contemplated at this time.



COMMONWEALTH
PIER 5

BOSTON FISH
PIER 6

W-2

U.S. Pierhead Line

I-2

SUMMER

M-4

BULLOCK

BUTLER

NAVAL ANNEX

HARBOR ST

DRY DOCK

U.S. NAVAL

RESERVATION

RESERVED

CHANNEL

CASTLE ISLAND TERMINAL

W-2

W-2

U.S. Pierhead Line

CHRISTOPHER J
LEE PLAYGROUND

INDEPENDENCE
SQ.

H-1-50

MARINE
GARDNER

PARK
WAY

GARDNER

Z-6079-81
SUMMER ST.
(S.B.)

(S.B.)

STREET NAMES: BULLOCK, BUTLER, E ST, SUMMER ST, HARBOR ST, DRY DOCK, U.S. NAVAL RESERVATION, U.S. ARMY BASE, CASTLE ISLAND TERMINAL, MARINE GARDNER, PARK WAY, GARDNER, W-2, I-2, M-4, M-2, M-1, M-3, M-5, M-6, M-7, M-8, M-9, M-10, M-11, M-12, M-13, M-14, M-15, M-16, M-17, M-18, M-19, M-20, M-21, M-22, M-23, M-24, M-25, M-26, M-27, M-28, M-29, M-30, M-31, M-32, M-33, M-34, M-35, M-36, M-37, M-38, M-39, M-40, M-41, M-42, M-43, M-44, M-45, M-46, M-47, M-48, M-49, M-50, M-51, M-52, M-53, M-54, M-55, M-56, M-57, M-58, M-59, M-60, M-61, M-62, M-63, M-64, M-65, M-66, M-67, M-68, M-69, M-70, M-71, M-72, M-73, M-74, M-75, M-76, M-77, M-78, M-79, M-80, M-81, M-82, M-83, M-84, M-85, M-86, M-87, M-88, M-89, M-90, M-91, M-92, M-93, M-94, M-95, M-96, M-97, M-98, M-99, M-100.



18-5100-5
18-5100-5
18-5100-5

M-5

VESEVARD

M-S

I-5

M-S

M-S

I-5